



## Memorandum

**DATE:** July 31, 2024

**TO:** Bristol Ellington, City Manager

**FROM:** Cate Lee, Senior Planner

**RE:** Notification of a Pending Quasi-Judicial Subdivision  
*1809 and 1815 N 185th St; City File #PLN23-0078*

**CC:** Pollie McCloskey, Executive Assistant (Council distribution)

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This memorandum is to notify you of an upcoming quasi-judicial subdivision that will be coming before the Shoreline Hearing Examiner for a recommendation and then to the City Council for a final decision. The information below provides a brief description of this quasi-judicial proposal.

**Proposed Project Description:** *Application for a Preliminary Formal Subdivision to subdivide two (2) residential parcels into thirteen (13) unit lots for single-family attached residences (townhomes). This subdivision is being reviewed concurrently with site development and right-of-way permits under the Subdivisions without Development process set forth in SMC 20.30.410(A)(1). There are fifteen (15) significant trees existing on the Site. Twelve (12) significant trees are proposed for removal and three (3) are proposed for retention. King County lists English Holly as a weed of concern so two (2) English Holly trees are not included in the required calculations for tree retention or replacement. The tree code requires eight (8) replacement trees. The applicant is proposing seventeen (17) new trees.*

**Project Number:** PLN23-0078  
**Property Location:** 1809 and 1815 N 185th St  
**Property Owners:** MSR Highland LLC  
**Applicant/Agent:** Brian Kalab, Insight Engineering Co.

**Current Zoning:** Mixed-Use Residential 45' (MUR-45')  
**Date of Application:** June 21, 2023  
**Date of Public Hearing:** August 28, 2024 (scheduled with the Hearing Examiner)  
**Date of City Council Meeting:** September 30, 2024  
**Planner Contact:** Cate Lee

Attached is the notice of application and site map.

The notice of public hearing documents are currently being prepared, as the notice date is August 13, 2024 for the August 28, 2024 hearing.

Because this is a quasi-judicial matter please do not discuss the proposal with the applicant, public or other councilmembers. If you have a personal or financial connection to the proposal, please contact the City Attorney to determine if you will need to make an appearance of fairness disclosure at the meeting.

[illegible]

1809 and 1815 N 185<sup>th</sup> St

N 185<sup>th</sup> St

To see the aerial map, go to <http://www.shorelinewa.gov/our-city/maps-gis> and enter the address.



## Notice of Permit Application

September 26, 2023

**Name of Applicant and Application Nos.:** Brian Kalab (Insight Engineering Co.) - PLN23-0078

**Location:** 1809 and 1815 N 185<sup>th</sup> St (Parcel #370590-0025 and #370590-0021)

**Description of Project:** Proposal to subdivide the two properties into 13 unit-lot townhomes (three buildings: two buildings each with three units, and one building with seven units). This proposal is replacing an earlier proposal for the same project (PLN22-0132) which expired. This is a replacement permit.

**Application Submitted & Complete:** Submitted 6/21/2023; Complete 7/3/23

**Project Manager Name & Contact:** Alicia Halberg, Senior Planner  
(206) 801-2552, ahalberg@shorelinewa.gov

**Project Information:** Total Lot Area: 17,042 sqft (.39 acres)      Height (Maximum): 45 feet  
Zone: MUR-45      Minimum Lot Size: N/A

**SEPA Planned Action Determination of Consistency:** The City believes this proposal will qualify as a Planned Action consistent with Ordinance No. 707 Planned Action for the 185<sup>th</sup> Street Station Subarea and will issue a Planned Action Determination of Consistency after further review.

**Public Comment:** The public comment period ends October 10, 2023, at 5 p.m. Interested persons are encouraged to mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn. Alicia Halberg, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to ahalberg@shorelinewa.gov. You may also request a copy of the decision once it has been made.

**Open Record Public Hearing:** Interested parties are also encouraged to participate in a public hearing tentatively scheduled before the Hearing Examiner in February 2023 in the Council Chamber at City Hall, 17500 Midvale Avenue N, Shoreline, WA. A Notice of Public Hearing will be distributed no later than 15 days prior to the hearing.

**Other Required Permits:** Planned Action Determination of Consistency, Lot Merger, Building Permits, Site Development Permit, Right-of-Way Permits, Wastewater Permits, Demolition Permits

### **Development Regulations Used and Environmental Documents submitted:**

Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, Engineering Development Manual, Transportation Master Plan, International Building Codes. Documents received include SEPA Checklist, Drainage Report, Geotechnical Report, Arborist Report. All documents are available for review by emailing Alicia Halberg at [ahalberg@shorelinewa.gov](mailto:ahalberg@shorelinewa.gov), a limited number of documents are available on the City's website: <https://www.shorelinewa.gov/government/departments/planning-community-development/records-notices-and-maps/land-use-action-and-planning-notices>.

### **Notice of Disclosure:**

The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

**17500 Midvale Avenue N, Shoreline, Washington 98133-4905**  
Telephone (206) 801-2500 Fax (206) 801-2788 [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov)



[illegible]

To see the aerial map, go to <http://www.shorelinewa.gov/our-city/maps-gis> and enter the address.

# The Seattle Times

## **AFFIDAVIT OF PUBLICATION**

Shay Davidson  
City of Shoreline Planning  
17500 Midvale Ave N  
Shoreline WA 98133

### **STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH**

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

09/26/2023

### **The City of Shoreline Notice of Permit Application**

**Location, Application No., Type of permit(s) required and Project Description:**  
1809 and 1815 N 185th St (Parcel #370590-0025 and #370590-0021). Preliminary Formal Subdivision #PLN23-0078 (replacing #PLN22-0132, which has expired).  
Proposal to subdivide the property into 13 unit-lot townhomes (three buildings: two buildings each with three units, and one building with seven units).

The City believes this proposal will qualify as a Planned Action consistent with Ordinance No. 707 Planned Action for the 185th Street Station Subarea and will issue a Planned Action Determination of Consistency after further review.

The public comment period ends October 10, 2023, at 5 p.m. Please email, mail, or deliver comments to City of Shoreline, Attn: Alicia Halberg, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to [ahalberg@shorelinewa.gov](mailto:ahalberg@shorelinewa.gov).

Copies of the full notice of application, application materials including SEPA documents and applicable codes are available for review by emailing Alicia Halberg at [ahalberg@shorelinewa.gov](mailto:ahalberg@shorelinewa.gov), a limited number of documents are available on the City's website: <https://www.shorelinewa.gov/government/departments/planning-community-development/records-notices-and-maps/land-use-action-and-planning-notices>.

Agent

Sharon Seligman

Signature

Sharon Seligman

Subscribed and sworn to before me on

09/26/23

Frankie Flight

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

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FRANKIE FLIGHT  
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State of Washington  
Commission # 19110383  
My Comm. Expires Nov 4, 2023

# PUBLIC NOTICE

## Planning & Community Development

17500 Midvale Ave N  
Shoreline, WA 98133  
206-801-2500  
pcd@shorelinewa.gov



## Project Name: N 185<sup>th</sup> St Formal Plat

Project Description: 13-lot subdivision for townhomes

Type of action: Preliminary Formal Subdivision Notice of Application

Project Number: PLN23-0078

Address: 1809 and 1815 N 185<sup>th</sup> St

Applicant Name: Brian Kalab (Insight Engineering Co.)

Determination of Completeness Date: July 3, 2023

Other Required Permits: Demolition, Site Development, Building, Right-of-Way, Wastewater (Cap-off, New Connection)

Public Comment: The public comment period ends October 10, 2023 at 5 p.m. Interested persons are encouraged to mail or deliver comments to City of Shoreline, Attn. Alicia Halberg, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to [ahalberg@shorelinewa.gov](mailto:ahalberg@shorelinewa.gov). You may also request a copy of the decision once it has been made.

Date, Time and Place of Open Record Hearing: Estimated date in February 2024. New notices to be posted when hearing dates set.

City Staff Project Manager Contact: Alicia Halberg, Senior Planner, (206) 801-2552 or [ahalberg@shorelinewa.gov](mailto:ahalberg@shorelinewa.gov)

Development Regulations Used: Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, Engineering Development Manual, and Transportation Master Plan.

Environmental Documents Submitted: Arborist Report, Geotechnical Report, SEPA Environmental Checklist. All documents are available for review at City Hall (17500 Midvale Ave N) or by emailing the staff contact, a limited number of documents are available on the City's website (follow QR code).

Access a site plan of the  
proposal online by using the  
QR code or visiting  
[shorelinewa.gov/landuse](https://shorelinewa.gov/landuse)



Parcel Number: 370590-0025 and 370590-0021

Application Date: June 21, 2023

Notice of Application Date: September 26, 2023

# Land Use Action Noticing Tracking Sheet

**How to use this document, PLEASE READ (can be deleted once read):** The information to be entered by the PM (a planner) is highlighted in yellow. The information to be entered by the AAI is highlighted in turquoise. The tasks to complete are listed for both the PM (a planner) and the AAI for every possible step in the noticing process. This document is intended to be both a procedure document and a tracking document to show procedural due process was followed by the City. The PM will save this file and link it in ComDev to your project/permit. The PM will delete the portions of this documents that are not applicable to the project/permit type you are processing.

## Project Details

<b>Project/Permit Number</b>	PLN23-0078	<b>Address</b>	1809 and 1815 N 185 <sup>th</sup> St
<b>Applicant</b>	Brian Kalab (Insight Engineering)	<b>Project Manager</b>	Alicia Halberg
<b>Project Description</b>	Subdivision into 13 unit lots, for 13 new townhome dwellings in three buildings.		
<b>Permit/Project Type</b>	<input type="checkbox"/> Type A <input type="checkbox"/> Type B <input checked="" type="checkbox"/> Type C <input type="checkbox"/> Type L		
<b>Notification Type</b>	<input type="checkbox"/> SEPA NOA <input checked="" type="checkbox"/> NOA <input type="checkbox"/> SEPA Threshold Determination <input type="checkbox"/> Hearing <input type="checkbox"/> NOD		

## Declaration of Mailing

I Hayley Barnett declare the following:

I am over the age of 18, a resident of Washington state and have no interest in the proposal described in the attached notice. I certify that I mailed a true and correct copy of the notices for the above listed project/permit number to recipients within 500 feet of the subject property, postage prepared, on 9/25/2023.

Signature Hayley Barnett

Date 9/25/2023

## Declaration of Installation of Land Use Notice Sign(s)

☐ Confirm applicant posted the sign by the providing the "Declaration of Installation of Land Use Notice Sign(s)" and photograph for context. Provide filepath to those documents here: G:\PADS\Development Services\Formal Plats\PLN22-0132 and PLN23-0078 - 1815 N 185th St (13 TWN)\PLN23-0078 NOA

Date Provided: September 21, 2023 PM Name: Alicia Halberg